



3 Frances Avenue, Maidenhead SL6 8NX

welcome to

3 Frances Avenue, Maidenhead

In this highly regarded and well-established area, just a moment's walk from the River Thames between Maidenhead Bridge and Boulders Lock, a beautiful four/five double bedroom detached home providing well proportioned accommodation. With a welcoming entrance hallway leading off to the principal rooms and staircase leading up to the galleried landing, the property feels light and spacious throughout. The property has been very well maintained and has benefitted in the past from continual improvement with close attention to detail. The house is set in generous secluded south-facing gardens with ample driveway parking to the front. Highly recommended. Available to purchase with no onward chain.



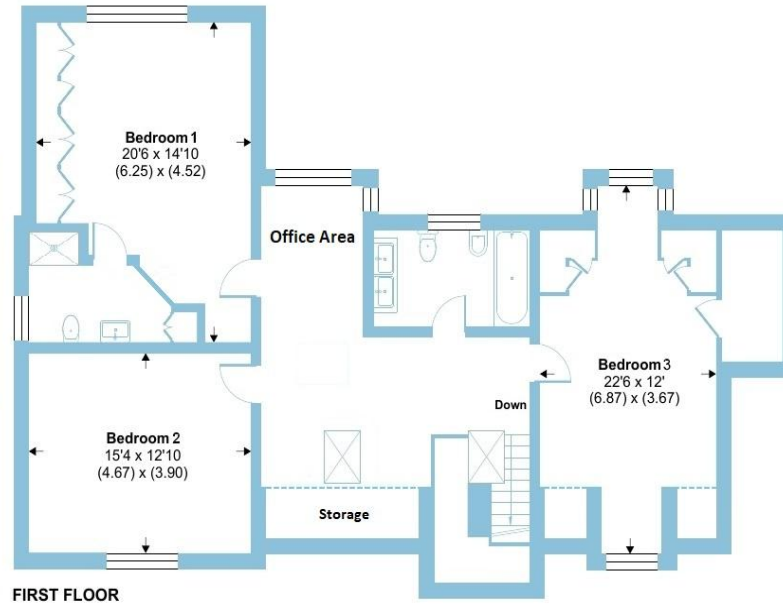
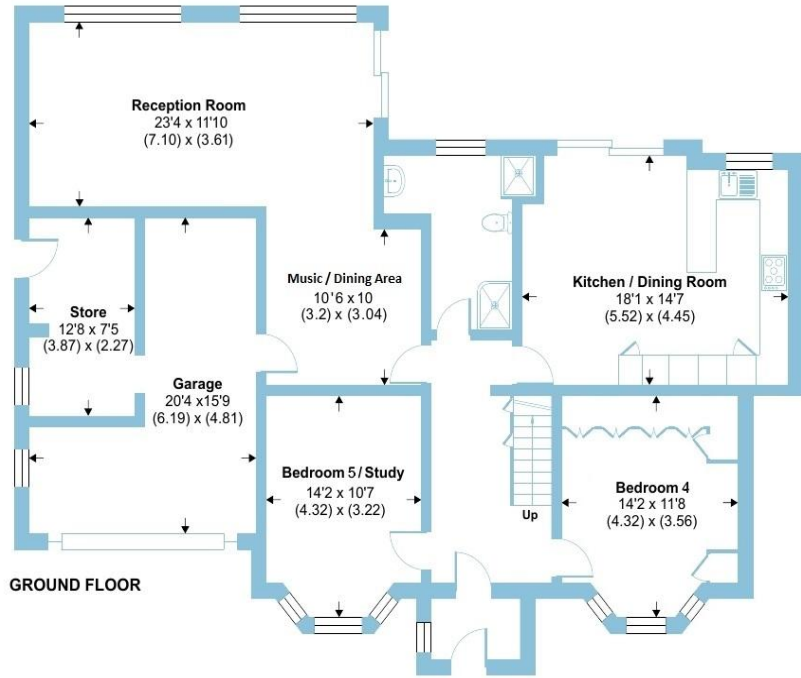
Frances Avenue, Maidenhead, SL6

Approximate Area = 2380 sq ft / 221.1 sq m (excludes void)

Garage = 312 sq ft / 28.9 sq m

Total = 2692 sq ft / 250 sq m

For identification only - Not to scale



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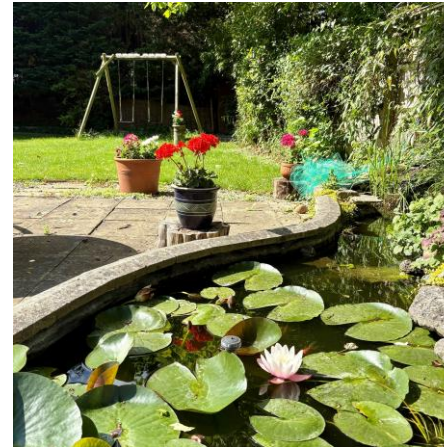
- NO ONWARD CHAIN
- HIGHLY REGARDED & WELL ESTABLISHED AREA A MOMENT'S WALK FROM THE RIVER THAMES
- GENEROUS SECLUDED SOUTH FACING GARDEN WITH TWO SHEDS
- GALLERIED LANDING WITH OFFICE & RECEPTION SPACE
- 4/5 DOUBLE BEDROOMS
- THREE BATHROOMS
- DRIVEWAY PARKING
- WELL MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

£1,175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD120021 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk